

Petition Number: 2104-DDP-13

Project Name: The Learning Experience

Subject Site Address: 225 West Springmill Pointe Drive

Petitioner: Bradford Jacobs Westfield LLC

Representative: Stonefield Engineering and Design

Request: Detailed Development Plan review of a 10,000 square foot daycare

facility on 1.03 acres +/- in the Maple Knoll Planned Unit

Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Vacant **Approximate Acreage:** 1.03 +/-

Property History: Maple Knoll PUD District (Ord. 04-02, March 2004)

Maple Knoll PUD Amendment (Ord. 19-50, November 25, 2019)

Maple Knoll PUD Amendment (Ord. 21-03, February 8, 2021)

Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-

SPP-14, September 16, 2019)

Secondary Plat (2104-SFP-24, pending)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.



- Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. Please note some of the standards noted herein are reviewed by the Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.
- 5) Abbreviations:

a) WPWD: Westfield Public Works Department

b) HCSO: Hamilton County Surveyor's Office

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.



- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 23) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:



- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District (Article 5.3)
 - i) Setback Requirements:
 - (1) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - (2) Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.
 - ii) Building Height Requirements:
 - (1) Minimum Building Height:

Eighteen (18) feet

- iii) Building Size Requirements: The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.
 - (1) Minimum Gross Floor Area: Five Thousand (5,000) square feet
 - (2) Maximum Gross Floor Area: No maximum
- iv) Architectural Design Requirements:
 - (1) Building Elevations:



- (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- (b) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

(c) Openings:

- (i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- (ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
- (iii)Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (d) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(e) Roofs:

(i) Flat Roofs:

- 1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- 2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).



- 3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iii)All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(f) Main Entrances:

- (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- (iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- (g) Windows:



- (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- (ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(h) Awnings:

- (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- (ii) Awnings shall be made of a non-reflective material.
- (iii)All awnings shall be kept in good repair.
- (iv)Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

(i) Building Materials:

- (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- (ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- (iii)A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- (iv)No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading



berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

- (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.
- (j) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

- (1) Trail Corridor Design Standards:
 - (a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - (b) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).
- (2) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
 - (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
 - (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.



- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- 26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 04-02: Maple Knoll PUD.

- 28) <u>SECTION 10 Size and Dimensions of Districts:</u> The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:
 - a) Within the Mixed Use Districts, the total number of residences may not exceed 733.
 - b) The total number of residences within all of the Real Estate shall not exceed 1,800.

29) <u>SECTION 11 – PERMITTED USES</u>

- 30) <u>SECTION 12 DEVELOPMENT AND ARCHITECTURAL STANDARDS:</u> The development and architectural standards applicable to each of the Districts are as follows:
 - a) Employment District:
 - i) Lots:



WESTFIELD-WASHINGTON TECHNICAL ADVISORY COMMITTEE March 23, 2021 2104-DDP-13

| | | (1) All Lots shall have frontage along a Public accessed from the front, side, or rear yard. | Street or a Private Street and may be | |
|---|---|---|---|--|
| | | (2) Minimum Lot Width at building line: | 20 Feet | |
| | | (3) Minimum Lot Width at Street: | 20 Feet | |
| | | (4) Minimum Lot Depth: | 100 Feet | |
| | | (5) Minimum Lot Area: | 2,000 Square Feet | |
| | | (6) Front Setback: | 0-80 Feet | |
| | | (7) Minimum Side Setback: minimum separation between Buildings sha Building may be owned by different owners laws governing condominiums. | · · · · · · · · · · · · · · · · · · · | |
| | | (8) Minimum Rear Setback: | 0 Feet | |
| (9) No Building shall be closer than thirty (30) feet to Spring Mill, Stat Austrian Pine Way. | | feet to Spring Mill, State Road 32, or | | |
| b) | b) Mixed Use District: | | | |
| | i) | Lots: | | |
| | (1) All lots shall have frontage along a Public Street or a Private Street and may accessed from the front, side, or rear yard. | | Street or a Private Street and may be | |
| | | (2) Minimum Lot Width at building line: | 20 Feet | |
| | | (3) Minimum Lot Width at Street: | 20 Feet | |
| | | (4) Minimum Lot Depth: | 60 Feet | |
| | | (5) Minimum Lot Area: | 1,000 Square Feet | |
| | | (6) Front Setback: | 0 – 80 Feet | |
| | | (7) Minimum Side Setback: minimum separation between Buildings sha | 0 Feet; provided, however, that (i) all be ten (10) Feet and (ii) portions of | |



any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

(8) Minimum Rear Setback:

0 Feet

- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.
- 31) <u>SECTION 13 LANDSCAPING:</u> Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.
 - a) Shrubs are not required to be planted within woodlands located within buffer yards.
 - b) Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
 - c) At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
 - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.
- 32) <u>SECTION 14 SIGNAGE</u>: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 33) <u>SECTION 15 LIGHTING:</u> Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 34) <u>SECTION 16 PARKING:</u> Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.



- 35) <u>SECTION 17 STREET STANDARDS:</u> Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.
- 36) <u>SECTION 18 OPEN SPACE/TRAILS:</u> The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.
 - a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trial System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trial System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 37) Accessory use and Building Standards (Article 6.1):
 - a) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - ii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.



iii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

38) Architectural Standards (Exhibit 13 of Ord. 04-02)

a) Maximum Building Height: Thirty-five (35) feet

b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)

c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

- i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
- ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

d) Facades:

- i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
- ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
- iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
- iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).

e) Roofs:

i) Roof profiles shall be gabled, hip, or parapet.



- ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- g) General:
 - i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
 - ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.
- 39) Building Standards (Article 6.4)
- 40) Fence Standards (Article 6.5)
- 41) Height Standards (Article 6.6)
- 42) Home Business Standards (Article 6.7)
- 43) Landscaping Standards (Article 6.8)
 - a) General Landscape Design Standards:
 - i) Placement: installed plantings shall comply with the following:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

| On-Site Landscaping (1 acre) | | | | | |
|------------------------------|----------|----------|----------|-----------|--|
| Plant Materials | Standard | Required | Provided | Remaining | |
| | 10 per | 10 | 20 | 0 | |
| Shade Tree | acre | 10 | 20 | U | |
| Ornamental or | 10 per | 10 | 12 | 0 | |
| Evergreen Tree | acre | 10 | 12 | U | |
| | 25 per | 25 | 74 | 0 | |
| Shrubs | acre | 25 | /4 | U | |

c) Buffer Yard Requirements:

| West Buffer (est. 230 LF) | | | | | |
|---|----------|----------|-----------|--|--|
| Standard | Required | Provided | Remaining | | |
| 1 evergreen tree per 30 linear feet | 8 | 9 | 0 | | |
| 5 evergreen shrubs per 30 linear feet | 39 | 54 | 0 | | |

- d) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:
 - (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

| Number of Parking Spaces | % of Parking Area to be Islands |
|--------------------------|---------------------------------|
| 0 to 4 | 0% |
| 5 to 24 | 5% |
| 25 to 49 | 7.5% |
| 50 or more | 10% |

- (2) Interior Parking Area Islands:
 - (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit



- unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
- ii) Perimeter Parking Area Landscaping:
 - (1) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) The parking lot is located within a required yard; or
 - (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.
 - (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.
- 44) Lighting Standards (Article 6.9)
 - a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- 45) Lot Standards (Article 6.10)
- 46) Outside Storage and Display (Article 6.12)
- 47) Outdoor Café and Eating Areas (Article 6.13)
- 48) Parking and Loading Standards (Article 6.14)



- 49) Performance Standards (Article 6.15)
- 50) Setback Standards (Article 6.16)
- 51) Sign Standards (Article 6.17)
- 52) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
- 53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 54) Easement Standards (Article 8.3)
- 55) Monument and Marker Standards (Article 8.5)
- 56) Open Space and Amenity Standards (Article 8.6)
- 57) Pedestrian Network Standards (Article 8.7)
- 58) Storm Water Standards (Article 8.8)
- 59) Street and Right-of-Way Standards (Article 8.9)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)